

RESOLUTION NO. A-_____

1 WHEREAS, the City Council, on October 22, 1984, adopted Resolution No. A-69719
2 finding an area generally bounded by R Street, 17th Street, H Street, and 7th Street, to be blighted
3 and, on October 19, 1987, adopted Resolution No. A-71701 finding said area to be blighted and
4 substandard as defined in the Nebraska Community Development Law (Neb. Rev. Stat.
5 §18-2101, et seq. as amended) and in need of redevelopment; and

6 WHEREAS, the City Council, by Ordinance No. 14705 (July 20, 1987), declared the
7 property located at 129 North 10th Street, Lincoln, known as the Old Federal Building, as
8 surplus, and approved the sale thereof pursuant to Article II, Section 1(5) of the Charter of the
9 City of Lincoln and authorized the Mayor to execute such documents as may be necessary to
10 effectuate such sale; and

11 WHEREAS, the City Council has previously adopted the Lincoln Center Redevelopment
12 Plan (Plan) including plans for various redevelopment projects within said area in accordance
13 with the requirements and procedures of the Nebraska Community Development Law; including
14 specifically by amendment to the Plan by Resolution No. A-80587 (December 11, 2000)
15 providing for the sale, redevelopment and rehabilitation of the Old Federal Building on Block
16 43 (Amendment); and

17 WHEREAS, on November 3, 2000 notice of public hearing was mailed, postage prepaid,
18 to the president or chairperson of the governing body of each county, school district, community
19 college, educational service unit, and natural resource district in which the real property subject
20 to such plan is located and whose property tax receipts would be directly affected and to all

1 registered neighborhood associations located in whole or in part within one mile radius of the
2 area to be redeveloped setting forth the time, date, place, and purpose, of the public hearing to be
3 held on November 15, 2000 before the Lincoln City - Lancaster County Planning Commission
4 regarding the Amendment; and

5 WHEREAS, said Amendment was submitted to the Lincoln City - Lancaster County
6 Planning Commission for review and recommendation, and said Planning Commission on
7 November 15, 2000 found said request to be in conformance with the Comprehensive Plan and
8 recommended approval thereof; and

9 WHEREAS, on December 1, 2000 a notice of public hearing was mailed, postage
10 prepaid, to the foregoing governing bodies and registered neighborhood associations setting forth
11 the time, date, place, and purpose of the public hearing before the City Council held on
12 December 11, 2000 regarding the Amendment; and

13 WHEREAS, on November 24, 2000 and December 1, 2000, a notice of public hearing
14 was published in the Lincoln Journal Star newspaper, setting forth the time, date, place, and
15 purpose of the public hearing held on December 11, 2000 regarding the Amendment; and

16 WHEREAS, on December 11, 2000 in the City Council Chambers of the County City
17 Building, 555 South 10th Street, Lincoln, Nebraska, the City Council held a public hearing
18 relating to the proposed Amendments and all interested parties were afforded at such public
19 hearing a reasonable opportunity to express their views respecting said proposed Amendments;
20 and

21 WHEREAS, the City Council after the hearing on December 11, 2000 duly considered all
22 statements made and materials submitted relating to said Amendment and specifically found

1 among other things that the costs and benefits of the Redevelopment Projects, including costs
2 and benefits to other affected political subdivisions, the economy of the community, and the
3 demand for public and private services were in the long-term best interest of the community
4 impacted by the redevelopment projects considering: (a) the tax shifts from the use of
5 Community Improvement Financing as authorized in § 18-2147; (b) the community's public
6 service needs impacts and local tax impacts arising from the approval of the project; (c) impacts
7 on employers and employees of firms locating or expanding within the boundaries of the project
8 area; (d) impacts on other employers and employees in the City and immediate area outside the
9 project area; and (e) other impacts the City Council hereby determines to be relevant to the
10 consideration of costs and benefits arising from the redevelopment project; and

11 WHEREAS, The City Council directed that the Urban Development Director or his
12 authorized representative to take all steps necessary to implement the provisions of said
13 Amendment; and

14 WHEREAS, the City advertised for and requested redevelopment proposals for the
15 Redevelopment of the Old Federal Building; and

16 WHEREAS, in July of 2001 the City received and reviewed, using a selection committee
17 process, three RFP's for the Project, selecting NuStyle as the redeveloper of record according to
18 the Community Development Law in September, 2001; and

19 WHEREAS, NuStyle and the City have negotiated and are desirous of entering into the
20 attached "Old Federal Building Redevelopment Agreement."

21 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lincoln,
22 Nebraska:

1 That the attached Old Federal Building Redevelopment Agreement between the City of
2 Lincoln and NuStyle Development Corporation for the redevelopment of the Old Federal
3 Building at 129 N. 10th Street, in accordance with the terms and conditions contained in said
4 Agreement, is hereby approved and the Mayor is authorized to execute the same on behalf of the
5 City of Lincoln.

6 The City Clerk is directed to return one fully executed copy of the Agreement to NuStyle
7 Development Corporation and one copy to the Urban Development Department.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2002:

Mayor